

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- Discussion about developers having to move streams because of dictated road alignments (City of Bozeman).
 - Planning Board should not confuse providing information with having a pre-determined agenda. “Do not feel squeamish about having everything on the table, including zoning.”
 - Use maps to get the information out there.
 - Planning Board’s role should be facilitating specific discourse about what is going on in Gallatin County.
 - Need to write regular columns in Chronicle and speak to groups.
 - Funding about on-going updates of data discussed.
 - Need to educate us about what goes into decision-making process, errors made in past, etc.
 - Needs a controversial plan (or zoning) to get people interested enough to express themselves. Need to engage the community.
-

Willow Creek Fire Station (8/31/99)

1. Nerlin welcomed eight citizens to the meeting and all in attendance introduced themselves. (Sign-in sheet is attached).
2. Windemaker presented overview of planning in Gallatin County.
3. Forrest presented *Gallatin Today* maps and information.
4. Shepard demonstrated GIS technology.

Discussion:

- Question asked about Gallatin County implementing more stringent subdivision regulations than state law. Map carrying capacity for population and restrict growth where it degrades the land.
- New people tend to put tax burden off on industry and agriculture.
- Gallatin County is going to grow, need to state up-front how we deal with growth. Not stop growth, guide—if people build in cities, ag will be able to stay on country land.
- Farmers rely on land for retirement income. Need incentives as alternative to unchecked subdivision.
- Housing costs driving people out of Bozeman, impacting schools and services out in the County.
- Difficult to get reliable statistics and projections for rural communities. County proposed “Census Designated Places” to 2000 Census specifically for Willow Creek, Amsterdam/Churchill, others.
- Questions and comments about increased traffic, mitigation of expansion at Three Forks airfield.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

4.6 GALLATIN COUNTY COMMISSION SURVEY (August 1999).

A telephone survey of 504 randomly selected adults living in Gallatin County was conducted in July/August 1999. This survey, while not statistically significant, provides insight into the opinions of the citizens of Gallatin County.

Planning issues, including growth, are among the most frequently mentioned problems, issues and concerns facing Gallatin County at the present time: Growth and over-population (38%); roads, traffic and parking (19%); jobs and wages (11%); planning and zoning (9%); high cost of housing (9%); taxes (7%).

- **70% of the respondents agree that there should be county-wide zoning.**
- **86% of the respondents agree that the county should be involved in preserving agriculture.**

In terms of the County doing a good job with a service, on a scale of 1 (poor) to 5 (good), subdivision review received an below-average rating of 2.72, and planning and zoning receiving an below-average rating of 2.69.

While 10% of the respondents felt the subdivision review and planning and zoning budgets should be reduced, 29% thought the subdivision review budget and 36% thought the planning and zoning budgets should be increased.

Numerous anomalies are presented by this survey. **An interpretation of the survey would be that in many respondents’ opinions, the Planning Department is not doing a good job because we are not doing enough in terms of planning, growth management and zoning.**

F:\PLNG\LONGRANG\opinion survey summary.doc

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

4.7 ALTERNATIVE FUTURES FOCUS GROUPS (November 1999).

AGRICULTURAL FOCUS GROUP (November 23, 1999) NOTES (LW)

Focus Group: Dave Pruitt, Larry Van Dyke, Nancy Flikkema, Ron Carlstrom, John Schutter Jr.

Public: Chris Landry (American Farm Land Trust)

Protect the agricultural way of life

Productive agricultural land

Density close to urban areas

Provide methods of financial return to agriculturists that does not involve subdivision of agricultural land

Filter out conservation easements from development land

Concentrate on functional agricultural parcels that are bigger than 80 acres

Infill; require growth areas to be a certain percentage build out before other areas are developed

Preserve most productive land

Depth to groundwater

Range land potential and DOR agricultural land

Next steps: Meet as a focus group

F:\PLNG\VALLEY\ALT\fg agriculture 112399a.doc

AGRICULTURE FOCUS GROUP (November 23, 1999) - NOTES (NS)

Items to exclude (from development potential)?

conservation easements

open space in subdivisions

land adjacent is valuable, may promote development adjacent

RULE? Functional Ag units? Contiguous to other agricultural units w/ ditches, etc

Bozeman, Belgrade, all towns (excluded from development potential) – does not provide for infill; Infill in cities/impact fees; fill subdivisions before approving more? Incentives vs regulations

Proximity to paved vs gravel roads; cumulative effect

Future roads; maximize efficient use of roads

Incentives for Ag viability

property tax

TDR's sold/transferred to other areas

large acreage (loss of) (small lots)

soil capability

adjacent land use (subdivisions/dogs/weeds/toys)

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- < 80 acres not viable
- Preserve most productive land
- Review ground water depth for domestic use (west of Amsterdam)
- Locate development adjacent to existing development
- Agriculture on land < 10% slope
- ID % of land for incentive; shift development pattern
- Model prime Ag land and then show development; if development surrounds it, it doesn't make sense to preserve
- Citizen Petitioned Zoning Districts Only
- AG mapping – soil, rangeland, DOR ag use map

NEXT STEPS

- Send out maps of prime Ag, rangeland, DOR ag use map
- Interaction w/ all 3 groups
- Work on images
- Get word out about focus groups interaction; are they trying to change us?
- Roads - dust pollution

F:\PLNG\VALLEY\ALT\fg agriculture 112399.doc

DEVELOPMENT/REAL ESTATE FOCUS GROUP (November 23, 1999) NOTES (LW)

Focus Group: Mike Potter, David Smith, Dell Bakke, Ron Allen
Public: Justin Buchanan, Tom Kallenbach, Ami Grant

- Dealing with prime agriculture land in terms of geographic location
- Preservation of amenities - open space, wildlife
- TDR's can be made to work
- Protect riparian/floodplain/recreation access
- Slopes over 25%
- Habitat values (critical)
- Open space - funding/conservation easements
- Maintain quality of life/measures
 - No density/no sprawl
 - Travel time congestion/no freeways
 - Wildlife
 - Safety/integrity of neighborhoods/density can be healthy
 - Air quality
 - Education system
 - Jobs/taxes
- Different rates of growth for Bozeman, Belgrade, Amsterdam, Willow Creek, etc.
- Communities need to work through the implications of their policy choices
- Protect streams, riparian areas, floodplains etc.
- Distance from urban center

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

Transportation; adjacency/high capacity/major/intersection of two major roads
Sewer and water; adjacency to Bozeman, Belgrade
Equity for landowners
Predictability questions
Simple zoning with incentives
Specific policies

Next steps:

- Meet and review as a focus group
- Conceptual tools available; TDRs etc.
- Focus groups meet together

F:\PLNG\VALLEY\ALT\fg dev_realestate 112399a.doc

DEVELOPMENT/REAL ESTATE FOCUS GROUP (November 23, 1999) NOTES (NS)

What information is needed???

- Prime ag land (how is it defined?); production vs profitability
- Definition of prime ag land overlap with other goals (wildlife, etc)

How you deal with prime ag at edge of Bozeman vs many miles out? (policies, definitions)

- Ag is historic roots of Gallatin County
- Tied to open space, view, wildlife

Maintain open space amenities

- Link development to preservation of quality of life; wildlife, trails, etc

Land owners have specific rights tied to their land (solutions are local)

- Broad-based solutions more difficult to achieve
- TDR's positive incentive, should be pursued; Developers must be willing to purchase

RULES/ASSUMPTIONS

Further away - less density; use TDR's to build higher value

Goals & objectives

- Streams - access - support for this if compensated or with incentives - trails; protect for water quality, recreation, pedestrian

- Topo > 25-30% (crazy)

- Habitat values

- Open space - fund - conservation easements; views

TDR's incentives (unlike PUD); need effective tools

Sewer, water, transportation trails

State goals: fair to land owner; definitions have to be real

Use goals of existing plan; run current plan; come back together - especially with Ag.

Preserve quality of life

- transportation (travel time, congestion)

- maintain what drew us here

- wildlife, space for ourselves (open space)

- know when you don't have it can't measure statistically

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

safety
market driven
views, fresh air, schools
integrity of neighborhoods...-...tighten up trails, safety, schools
jobs
tax stability
Where growth occurs ?Willow Creek, Amsterdam? Modeling should reflect differing rates
of growth
City's/County review incorporation of small communities
Tool illustrates alternatives, not projections

ASSUMPTIONS

Protection of streams, habitat, ag land, topo; develop differently in these areas
Encourage development adjacent to existing services, cities
Promote development adjacent to major roads; infrastructure/high capacity; distance
to nodes vs. just roads
Sewer/water: proximity to Bozeman, Belgrade, community systems
Fair program for all landowners; predictability = land use policy; basic right; county plan
more specific

NEXT STEPS

Tune overlays
Try out alternatives
Explain tools in concept (TDRs, maps can only do so much, best available from other
communities)
Focus group meet; review information (several times); review mapped alternatives
Data helpful with pictures; some interaction with team
3 Focus groups get together
Step up and do it; not crisis management; include business, economic growth

f:\PLNG\VALLEY\ALT\fg dev_realestate 112399.doc

CONSERVATION FOCUS GROUP (November 23, 1999) NOTES (LW)

Focus Group: Sue Higgins, Beth Kaeding, Ross Rogers, Dennis Glick, Debbie Deagen

Increase density
Location of clusters
Critical habitat
Cluster near existing services
Rule - Preservation of critical habitat
Weighted development within urban service areas
Habitat; winter range/calving areas/corridors/riparian areas
Urban areas; secondary growth areas (Four Corners)

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

Groundwater

Open Space; slopes not greater than 10%; public/private land edge; prime agriculture land

What are keystone wildlife layers for valley (development area)? Ask Andy Hanson, Kurt Alt

Review developed lands (GIAC from DOR)

Next steps:

Meet as a focus group

Interact with modeling team

Focus groups meet together

F:\PLNG\VALLEY\ALT\fg conservation 112399a.doc

CONSERVATION FOCUS GROUP (November 23, 1999) NOTES (NS)

Spatial distribution; % of 1/10, 1/1, 3/1, 6/1; Model more compact development

- viewshed, watershed, road dust, etc.
- conservation easements (acres?)
- large ranches
- where clusters occur is important
- wetlands, slopes, wildlife habitat
- forest fire interface - health/safety

Venue - 37 outdoor/conservation groups

Not much sex appeal for county planning

RULES/ASSUMPTIONS

*Preserve habitat 100%

- avoid development of wetlands/riparian
- conservation easement layer
- lands susceptible to change
 - ID specific ranches could be a problem
 - could redistribute 1/10

*New development near existing services

- hierarchy of towns

*Incentives for urban (policy)

- cluster rural (policy)

*Lot sizes

- change future % of lot size/distribution

SPATIAL

- Preserve habitat, wetlands, riparian, elk corridors? Identify keystone species - grizzly bear, 3 or 4 species; winter range, flood plains, mule deer - birthing areas; Kurt Alt, Andy Hanson, John Carlson (Birds), Jay Rotella

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- New development near existing services **Bozeman, Belgrade, 4 Corners**; urban areas, roads (some roads more important than others), etc.
- Preserve open space (FG open to seeing agricultural community input); slopes > 10%, etc

NUMERICAL

- Preserve water quality/quantity (look at land use, paved area, etc)
ground water, surface water, hydric soils
- ?Private development limit access to lands access/interface to public lands

NEXT STEPS

- *Review developed (GIAC's) exclusions; urban development included in mix - may need special rules (to show infill)
- *Staff/board work with team to develop alternatives
- *Focus group interact with modeling team?
- *Focus group meet as group; Agenda: Outreach to groups, Editorials
- *3 Focus groups meet together?, could present alternatives, discussion, highlight commonalities

F:\PLNG\VALLEY\ALT\fg conservation 112399.doc

GALLATIN PLAN

ALTERNATIVE FUTURES SCENARIO ASSUMPTIONS

November 30, 1999

AGRICULTURE

Changes to “available for development” layer:

- Exclude conservation easement layer

Changes to numerical distribution:

- Increase density
 - Change four density categories to five categories “1/10, 1/1, 3/1, 15/1” to “1/10, 1/1, 3/1, 6/1, 15/1”
 - Change percentages from “10, 30, 50, 10” to “5, 20, 35, 30, 10”

Assumptions:

- Preserve open space (large productive agricultural units > 80 acres on prime agricultural land or range land potential)
 - Preserve prime agricultural land (weighted by proximity to services)
 - Preserve areas with range land potential
 - Preserve slopes (in agricultural production) < 10%
- Develop where ground water is at an available depth
- Develop adjacent to existing development
- Efficient use of roads

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

DEVELOPMENT/REAL ESTATE

Changes to “available for development” layer:

- Exclude conservation easement layer

Changes to numerical distribution:

- Increase density
 - Change four density categories to five categories “1/10, 1/1, 3/1, 15/1” to “1/10, 1/1, 3/1, 6/1, 15/1”
 - Change percentages from “10, 30, 50, 10” to “5, 20, 35, 30, 10”

Assumptions:

- Preserve prime agricultural land (weighted by proximity to services)
- Preserve open space (large productive agricultural units on prime agricultural land)
- Preserve slopes > 25%
- Preserve keystone wildlife species critical habitat
 - Preserve keystone wildlife species habitat
 - Preserve wildlife habitat, corridors
- Preserve riparian areas, wetlands, floodplains
 - Provide buffers along streams (develop remainder higher density)
- Develop near existing services (water, sewer, school, police)
- Develop near major roads
- Develop at major intersections

CONSERVATION

Changes to “available for development” layer:

- Exclude keystone wildlife species critical habitat (3-4 species)
- Exclude conservation easement layer
- Exclude riparian areas

Changes to numerical distribution:

- Increase density
 - Change four density categories to five categories “1/10, 1/1, 3/1, 15/1” to “1/10, 1/1, 3/1, 6/1, 15/1”
 - Change percentages from “10, 30, 50, 10” to “5, 20, 35, 30, 10”

Assumptions:

- Preserve open space (large agricultural units on prime agricultural land)
- Preserve slopes > 10%
- Provide buffers along public/private land edge (urban wildlands interface)
- Preserve keystone wildlife species habitat
 - Preserve wildlife habitat, corridors
- Preserve riparian areas, wetlands, floodplains
- Develop near existing services
- Develop near some major roads but not most roads; it fragments wildlife habitat

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

GENERAL

- Change “rural, suburban, *urban*, multi-family” to “rural, suburban, *town*, multi-family”.
- Review “city-development areas” names.
 - Drop “Anceny, Menard, Trident, Sedan, Clarkston, Maudlow”.
 - Add “Four Corners”.
- Review structures layer for accuracy of available development layers (does not include towns).
- Use structures as existing use layer (make each dot 3 acres or 10 acres).
- Weight existing service areas (Bozeman high to Willow Creek low).
- Provide for infill to developed land theme.
- Demonstrate TDRs.

F:\PLNG\VALLEY\ALT\assumptions 112399.doc

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

4.8 ALTERNATIVE FUTURES MEETINGS (February 2000).

Alternative

“10” is strongly **agree** with scenario.

“5” is average support for scenario.

“0” is strongly **disagree** with scenario.

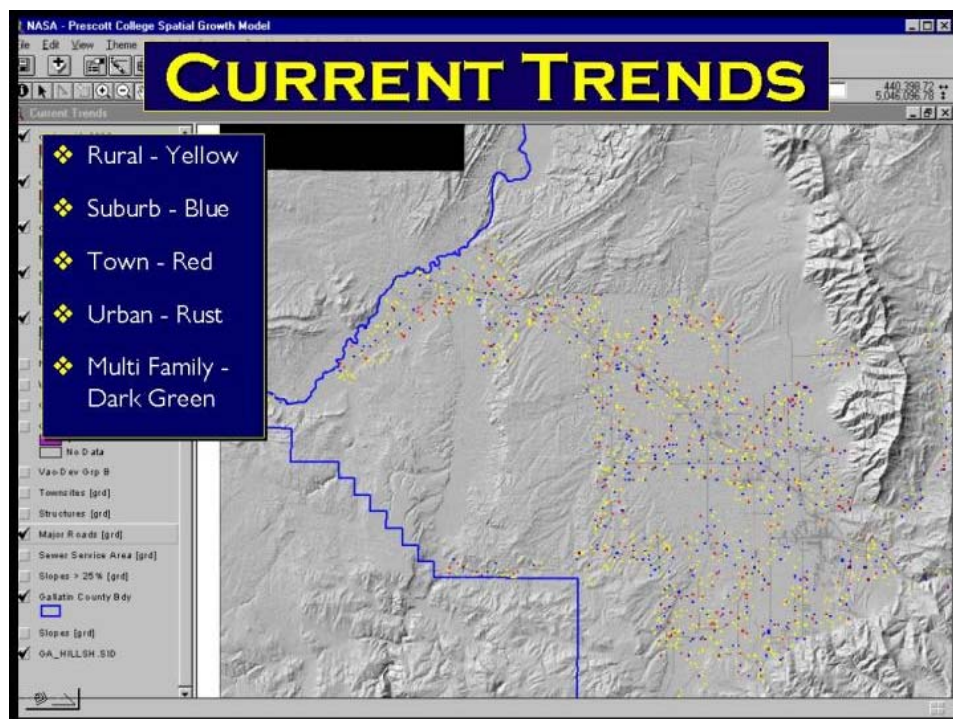
47% response rate (118 responses out of 252 total).

Approximately **Scenario Support Response**

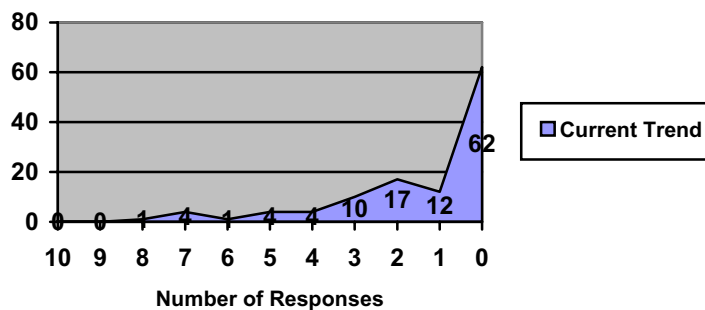
Please indicate your level of support for how closely this (Current Trend, A, B, and C) scenario illustrates your view of the desired growth pattern in Gallatin County.

20 responses were from outside Bozeman phone exchange.

F:\PLNG\VALLEY\straw vote results.doc

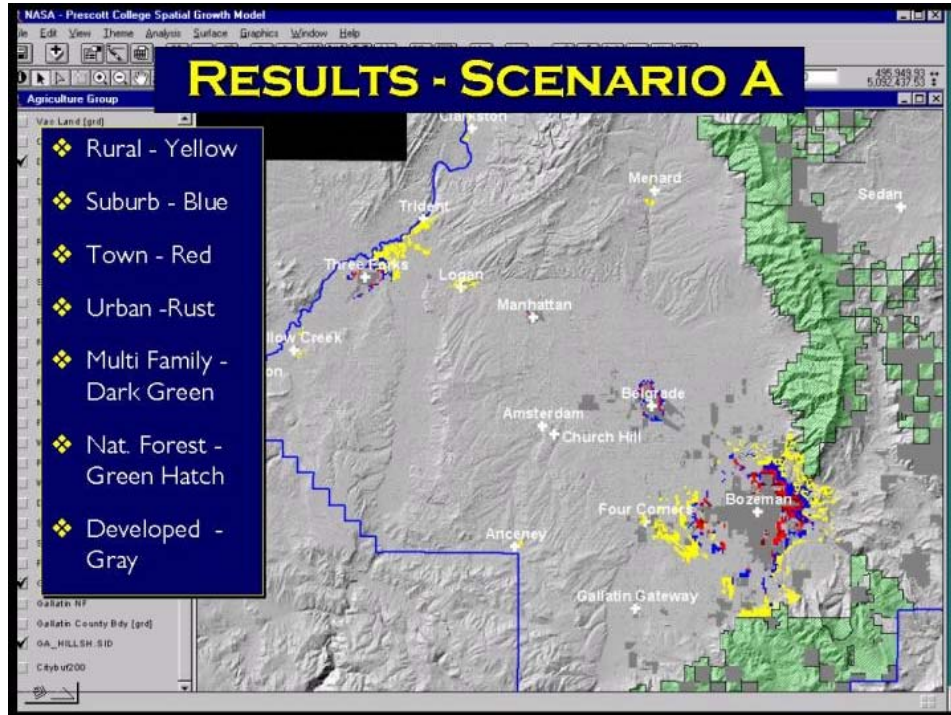


CURRENT TREND

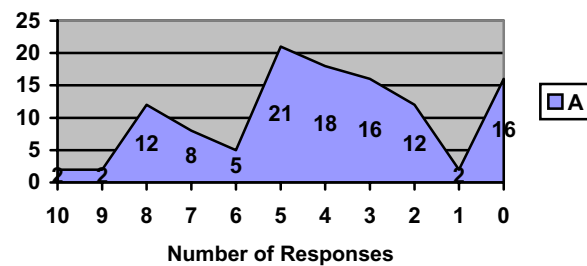


RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

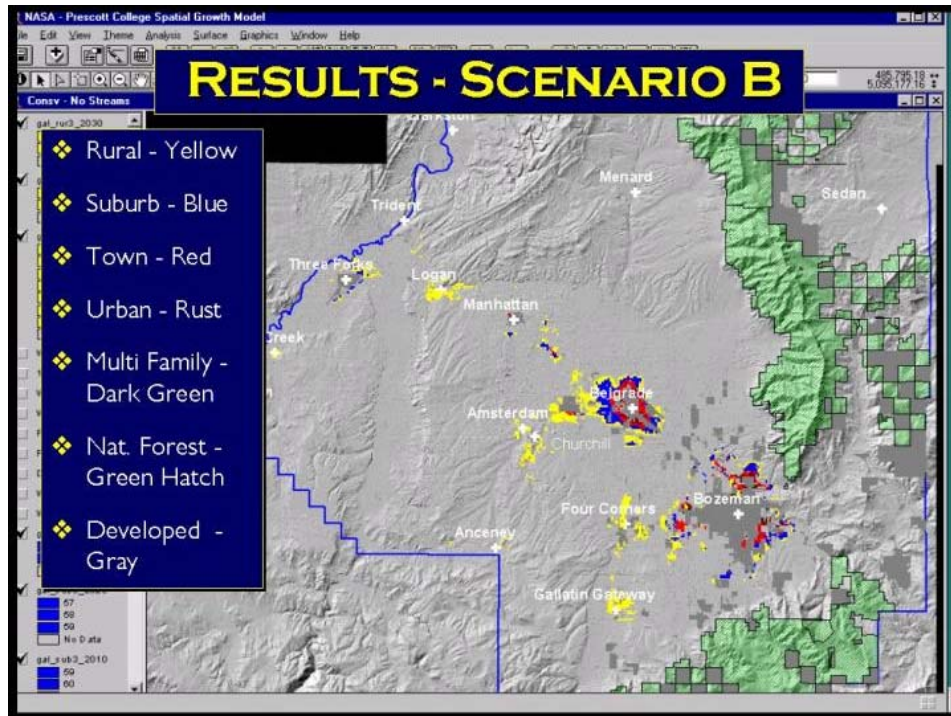


ALTERNATIVE "A"

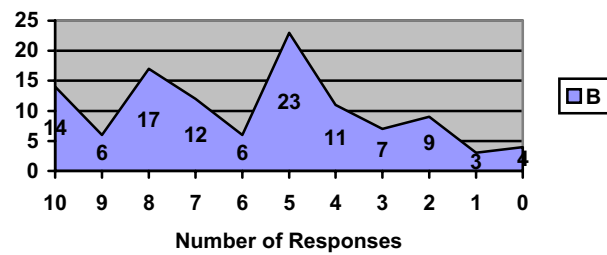


RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

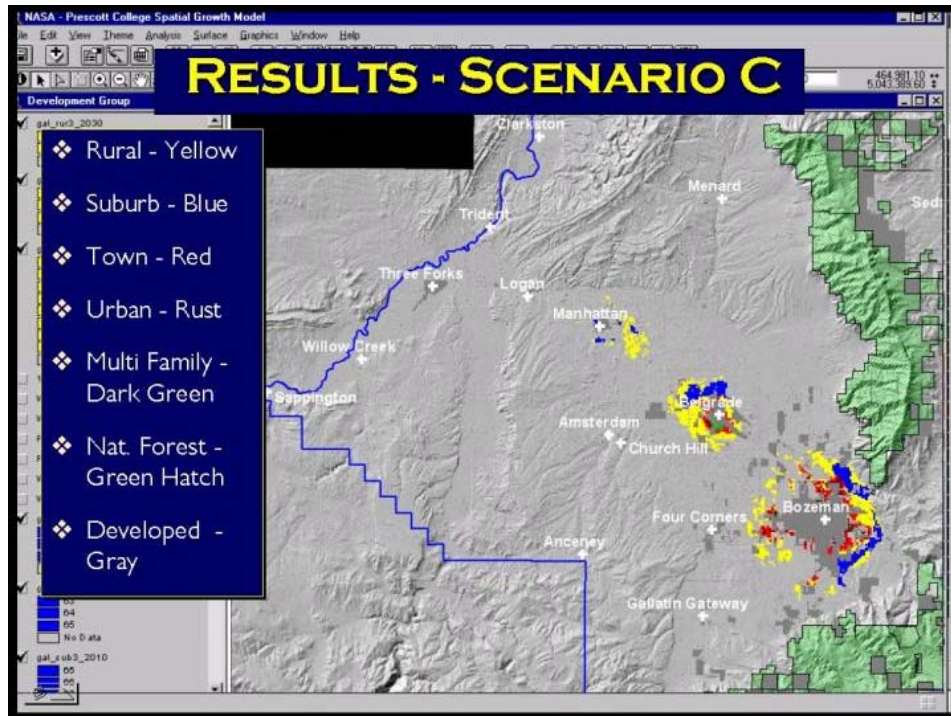


ALTERNATIVE "B"

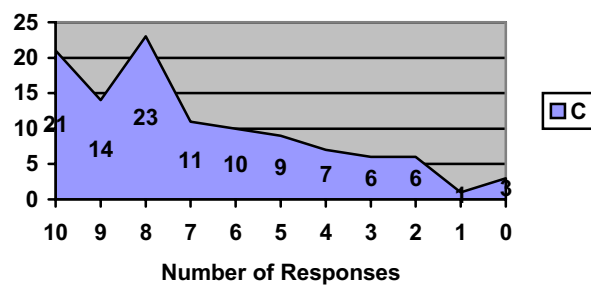


RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”



ALTERNATIVE "C"



RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

ALTERNATIVE SCENARIOS FEEDBACK FORM (03/01/00)

1. Where should new subdivisions and development occur? (Please rank all.)

	Strongly Agree-----	Neutral-----	Strongly Disagree		
In and around Bozeman and Belgrade	111	41	14	4	8
In and around Manhattan,Three Forks and West Yellowstone	43	54	43	22	13
In and around Four Corners and Amsterdam/Churchill	28	46	52	33	13
Adjacent to other subdivisions and development	65	53	29	14	12
Within 1 mile of city limits	85	41	27	8	10
Within 1 mile of other subdivisions and development	36	43	40	20	27
Within 2 miles of city limits	31	37	40	36	26
Within 2 miles of other subdivisions and development	11	20	43	43	48
In rural areas of Gallatin County	3	6	13	26	136
Anywhere in Gallatin County	4	3	14	12	139

2. If your taxes had to increase to provide the current level of public services to subdivisions and development that are more than 2 miles from city limits, where should new ones occur? (Please mark all that apply.)

138	Adjacent to city limits	79	Adjacent to other subdivisions and development
93	Within 1 mile of city limits	30	Within 1 mile of other subdivisions & development
53	Within 2 miles of city limits	8	Within 2 miles of other subdivisions & development
6	In rural areas of Gallatin County	5	Anywhere in Gallatin County

3. What is the most appropriate location for development? (Please rank the following with 5 being the most appropriate and 1 being the least appropriate.)

	5	4	3	2	1
In and around Bozeman and Belgrade	120	9	6	6	19
In and around Manhattan, Three Forks and West Yellowstone	11	62	47	31	8
In and around Four Corners and Amsterdam/Churchill	9	36	72	38	6
Adjacent to other subdivisions and development	17	36	26	72	12
In rural areas of Gallatin County	18	2	4	4	136

4. Should development be excluded from riparian areas, stream and river corridors, and wetlands? Strongly Agree--Neutral---Strongly Disagree

150 12 8 7 3

5. If a property owner preserves riparian areas, stream and river corridors, and wetlands, should the density of his/her remaining property be increased? 105 Yes 60 No

6. How much a year would you be willing to pay to help a property owner preserve riparian areas, stream and river corridors, and wetlands?

Not willing to pay	\$0	\$10	\$50	\$120	\$240	Willing to pay
22%	39	41	46	25	23	78%

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

7. Should development be limited on critical wildlife habitat? Strongly Agree---Neutral---Strongly Disagree
143 23 7 4 5

8. If a property owner preserves critical wildlife habitat, should the development potential of his/her remaining property be increased? **105 Yes** 60 No

9. How much a year would you be willing to pay to help a property owner preserve critical wildlife habitat?

Not willing to pay	\$0	\$10	\$50	\$120	\$240	Willing to pay
26%	46	40	45	21	23	74%

10. Should agricultural land and open range land be preserved? Strongly Agree---Neutral---Strongly Disagree
123 31 16 6 5

11. If a property owner preserves agricultural land and open range land, should the development potential of his/her remaining property be increased? **119 Yes** 52 No

12. How much a year would you be willing to pay to help a property owner preserve agricultural land and open range land?

Not willing to pay	\$0	\$10	\$50	\$120	\$240	Willing to pay
30%	51	42	40	19	19	70%

13. What items do you think should be a consideration in the preservation of agricultural land and open range land? (Please rank all.) Strongly Agree-----Neutral---Strongly Disagree

Profitability (e.g. dollars of income)	33	51	53	19	18
Productivity (e.g. bushels per acre)	72	49	35	11	11
Soils	101	45	26	4	4
Proximity to other development	50	54	40	14	13
Acreage	61	46	42	11	13
Proximity to other agricultural lands	82	52	30	6	5

14. Should development occur along and within close proximity to existing paved roads? **161 Yes** 11 No

15. If development along and within close proximity to existing roads hinders the migratory wildlife corridors, should development be clustered in groups?
160 Yes 12 No

16. Should development be clustered around major road intersections?
127 Yes 34 No

17. What type of housing do you live in?

73	Single-family house on a city lot
8	Duplex
11	Multifamily/Apartment

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

55	Single-family house on one acre
14	Single-family house on 20 acres
19	Single-family on greater than 20 acres

18. What type of housing would you prefer to live in?

64	Single-family house on a city lot
1	Duplex
5	Multifamily/Apartment
41	Single-family house on one acre
32	Single-family house on 20 acres
31	Single-family on greater than 20 acres

19. What are the first three digits of your telephone number?

		General Location
149	522, 582, 585, 586, 587, 994	Greater Bozeman area; Springhill; Bridger Canyon; Four Corners; Hyalite area; Bozeman Pass; etc.
5	282	Manhattan/Three Forks area
11	388	Greater Belgrade area
7	763	Gallatin Gateway area
1	341	Unknown

20. How did you hear about this presentation? (Mark all that apply.)

136	Newspaper advertisement	13	Radio
40	Newspaper editorial	14	Television
58	Brochure	40	Friend, neighbor, acquaintance
1	Cable TV “crawl”	18	Other

21. How was this presentation on alternative growth scenarios worthwhile to you? (Mark all that apply.)

84	Helped me understand the current growth trends in Gallatin County.
86	Helped me understand how choices in land use policy affect growth.
89	Helped me understand the public role in the planning process.
107	Provided me an opportunity to participate in the planning process.
18	Other

22. Comments.

F:\PLNG\VALLEY\survey 022100c.doc

ALTERNATIVE SCENARIOS FEEDBACK FORM COMMENTS

1. Where should new subdivisions and development occur?

- Water study
- Within one mile of the city is too restrictive
- Need to include greenways, bicycle, walking and other aesthetic considerations along with quality of life. Light commercial development, preserve local business.
- In urban areas

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- Not logical to lump these together: Four Corners and Amsterdam/Churchill
 - That already have community septic and water service
 - Infill as much as possible
 - Depends on their location
 - Within one mile of the city OR LESS
 - Too vague to answer, I would like to see new urban developments preserving open space, wildlife corridors, ag lands
 - What are the issues here?
- 2. If your taxes had to increase to provide the current level of public services to subdivisions and development that are more than 2 miles from city limits, where should new ones occur?**
- We would not support this
 - Water study
 - Two miles in the least sensitive resource lands (arrows pointing to first row, first 3 boxes).
 - Should pay for themselves-impact fees
 - Nowhere; Developers should pay the cost and pass along in the market place.
 - If my taxes have to increase, I would favor NO DEVELOPMENT
 - Less than two miles from city limits.
 - Persons on fixed incomes are up again the wire with taxes. More tax makes fixed incomes (people who have lived in this valley all their lives) forced to sell to the rich and move from Gallatin Valley.
 - They shouldn't increase others taxes, just the subdivision and developments should pay for these.
 - Not at all-cost of services should be included in price of new homes
 - I believe in impact fees to be paid by developers
- 3. What is the most appropriate location for development? (Please rank the following with 5 being the most appropriate and 1 being the least appropriate.)**
- No more development in West Yellowstone.
 - You've asked basically the same question 3 times here. Is that going to weight your poll?
 - Freemarket or by limited self imposed restrictions directing growth but not limits by noted on discussions.
 - That are already near developed towns
 - These are all the same (5, arrow pointing to first 3 boxes)
 - Los Angeles, Florida, Arizona
 - Water study
 - Gallatin Valley mostly lays in a giant soup bowl under which is a big lake. A certain amount of water courses from the mountains (from the edges of the bowl) flow into our valley. Instead of county the moneys worth of the land and how much can be crammed into a subdivision-mini-mall, etc. A valid for sure water sewer study should decide the contents of our area. But the norm is to coast along and bank the bucks till the water pollutes and then have a crisis and treat with chemicals-dump them into Gallatin River-and more taxes-fees for infrastructure.
 - Why is Big Sky being totally ignored. It isn't incorporated, but it's a reality (4-Corners isn't incorporated either). What about Gallatin Gateway?
 - Groupings don't make much sense to me.
 - Yes- 4-Corners No- Amsterdam/Churchill
- 4. Should development be excluded from riparian areas, stream and river corridors, and wetlands?**
- How far from water courses?
 - Development should be ...instead of wording in #4
 - Developments along rivers and streams makes sense in terms of drainage, yet it is sensitive land, ecologically be done.
- 5. If a property owner preserves riparian areas, stream and river corridors, and wetlands, should the density of his/her remaining property be increased?**
- Up to landowner and his goals
 - For public use?

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- Development potential (density)
- Article 14-Section #1 Constitution marked a question mark by yes?
- Not sure I understand the question; I'd answered if it were worded like #8
- To an extent
- Not a very well worded question, were you asking farmers? Developers? What do you mean? The allowable housing density for the development?
- Situation dependent
- That property itself? TDR's? Depends on other factors
- Density for TDR's only.
- Yes, if development near these areas are inevitable
- Depends on location.
- Slightly
- Use other incentives
- Not directly to the property owner, but into a land purchasing fund.
- Their responsibility!
- Maybe
- For public use
- Up to the landowner and his goals

6. How much a year would you be willing to pay to help a property owner preserve riparian areas, stream and river corridors, and wetlands?

- But not if they get a density transfer
- Their responsibility
- Willing to pay, but need to see the number facts
- Use other incentives
- Maybe
- Make property boundaries be set back from watercourse and let land between property line and watercourse be public property.
- The market should pay this cost, not the taxpayer
- Is this compensation money or money to be used on preserve.
- Public parks not property owners riparian areas
- Only because of budget constraints
- How much would I pay?
- I believe you can help make a better use and still maintain streams in corridors.
- This is private property, not public access so why would I pay another property owner to maintain his/her own land?
- How many property owners am I paying?
- Willing to pay but need to see the number facts.
- It should be illegal to develop these areas, period.
- \$500.
- It should be illegal to develop these areas, period.
- How about a tax break?? For the property owner??

7. Should development be limited on critical wildlife habitat?

- But it has already occurred in Sypes Canyon and Triple Tree-two very critical areas.
- Where would it go?
- Yes
- yes
- Development should be....instead of wording in #7.
- Worded incorrectly
- Article 14, Section #1 Constitution of the United States
- The sustainability of our rural community is largely dependent on the areas wildlife.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- 8. If a property owner preserves critical wildlife habitat, should the development potential of his/her remaining property be increased?**
- Development for TDR's increase only.
 - Slightly
 - Only somewhat
 - Yes, depends on rotation.
 - Some restrictions like acres not lots
 - Situation dependent
 - Depends on other factors
 - Yes, if development near habitat is inevitable.
 - But, no dogs allowed! Most wildlife tolerate humans.
 - TDR's
- 9. How much a year would you be willing to pay to help a property owner preserve critical wildlife habitat?**
- Public wildlife no property owner
 - Tax break
 - I believe “islands” of development surrounded by ag/rangeland
 - Fine. It is the dogs that cause the disturbance.
 - Federal government owns all water ways managed by FWP. We already pay Federal and State tax for such and property owners must obey their rules and regulations. Will they do their job?
 - Do you mean yearly taxes for each homeowner to subsidize this activity county-wide?
 - The market should pay this cost, not the taxpayer
 - How serious is this problem-the taps oil-line in Alaska and the off-shore oil rigs actually afforded improved habitats.
 - Same as #6 above,0.
 - Assuming they don't get a density bonus
 - Willing to pay but need to see the number facts.
 - The property owner is compensated through question 8 above.
 - Use other incentives
 - I would be willing to pay this amount into a city county land purchase fund, not directly to landowner/developers.
 - Free market. You can build better relations with incentives.
 - Willing and ability to afford are entirely different.
- 10. Should agricultural land and open range land be preserved?**
- Do not word as a question.
 - Gallatin Valley “was” some of the best ag land in the state.
 - Is sustainable
- 11. If a property owner preserves agricultural land and open range land, should the development potential of his/her remaining property be increased?**
- Restrictions on size of lots/acres
 - slightly
 - Clusters? TDR's
 - Development for TDR's increase only
 - Maybe
 - Yes, depends on location.
 - Again, somewhat
 - What remaining property? Where? Depends on other factors
- 12. How much a year would you be willing to pay to help a property owner preserve agricultural land and open range land?**
- How many property owners am I paying?

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- Offer them a tax break
- See note on question 9 (increased development on remaining land is compensation.
- \$500. Everyone loves looking across the open spaces of ranch land. Ranchers make poor wages and many have to sell. We need to compensate them for the benefit we all derive.
- Willing
- Same as #6, 0.
- If the public wants open space let them pay for it and buy it!
- The market should pay this cost, not the taxpayer
- Is this compensation money or money to be used on preserve
- Should be taxed as ag land.
- How many property owners am I paying?

13. What items do you think should be a consideration in the preservation of agricultural land and open range land?

- Don't understand if remains ag land it must be profitable?
- Nothing in farming is profitable now.
- Not clear on intent here
- Use incentives for density and let the market make the decision.
- No answer here is suitable for me.
- This should not matter (proximity to development, ag land, and acreage) if prime ag land is already surrounded by development that is no reason to lose it too. I think that showing the prime ag land and range land that you are proposing for non-development would have been very helpful in your presentation. Wouldn't that help address the "open space" so many seem to want. Those spaces need to be identified and then the landowners compensated. We all benefit from open space.
- Soils (quality of) instead
- Acreage to be size of acreage instead
- Aesthetics, quality of life
- Aren't there other criteria such as preservation of rights own sake because its part of our culture and quality of life?
- With buffers
- To whom? Ok to ag producer?
- Farmers and ranchers need fair prices and will preserve their own land unless taxed out of it.
- Nothing in farming's profitable now
- In Colorado, (Cattleman Land Trust), land and ranch owners can get a tax break if they sell their rights to sell to a developer this keeping the agricultural lifestyle. The tax break incentive insures profitability and helps productivity.

14. Should development occur along and within close proximity to existing paved roads?

- Also close to or include community water/sewer systems
- But only within one mile of city limits.
- This criteria makes no sense because there are already lots of roads. Your proposals said "within' 1 mile of paved roads. That takes in huge amounts of land and they will make paved roads within the development. Just because a paved road goes past a farm fieldhouse doesn't mean the field should be developed.
- Not necessarily
- For significant development only.
- What kind of development are we talking about? A single house or a big subdivision?
- Clustered
- Especially I-90 State Hwy-major atria's
- Infill is paramount
- Absolutely
- These two questions are worded in a way that may inadvertently cause the answers to be misinterpreted. Put only near Bozeman and Belgrade.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

15. If development along and within close proximity to existing roads hinders the migratory wildlife corridors, should development be clustered in groups?

- Who determines? What wildlife? This could be used by any environmental group to stop any development.
- Undecided-tell me more
- Development should not be allowed.

16. Should development be clustered around major road intersections?

- Probably-but each case needs to be considered on its merit.
- Depends on where those intersections are-If they are within 2 mile of city limits-okay.
- Already lots of traffic.
- Why? If not, in important resource lands.
- Unless restricts wildlife
- It will be anyway. You won't be able to stop that.
- Depends on where those intersections are-if they are within 2 miles of the city limits-okay.

17. What type of housing do you live in?

- large lot
- if there were open space available for homeowners use (single-family house on one acre)
- ½ acre
- manufactured home in “park”
- What about 1 + 20 acres?

18. What type of housing would you prefer to live in?

19. What are the first three digits of your telephone number?
Single family in clustered housing with open space.

20. How did you hear about this presentation? (Mark all that apply.)

- focus group
- Big Sky Singles Potluck, Fairgrounds Board meeting
- Debbie Deagan-GVLT
- Carmen McSpadden E-mail
- involvement with city/county
- Mailing by Dale Beland
- Article in paper, League of Women Voters, word of mouth
- League of Women Voters meeting
- Newspaper articles
- Dale Beland
- Mailing
- Word of mouth
- At work, wife
- Wife
- Work for county
- Front desk, Museum of the Rockies
- Work
- Carmen McSpadden
- Mailing
- Mailing
- Newspaper
- League of Women Voter
- Focus group
- Public meeting, planning staff

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

21. How was this presentation on alternative growth scenarios worthwhile to you?

- Good to hear comments and questions by others.
- Yes, I am interested in being involved in growth management planning
- Gave me an opportunity to see how our planning board works.
- Turned away, weren't informed there'd be another, wouldn't have waited 2 hours anyway.
- Helped me realize the great public concern for planning.
- I have 2 current concerns that we aren't dealing with: 1) blowing garbage and roadside cleanup and maintenance 2) air quality! Burning, etc.
- Visual presentation most useful to participants
- All to a limited degree
- I see the growth trends first hand, I'm a rural route carrier
- Enforceable public land use policy has done in the last 20 years
- That's the big problem here-no public consensus to do anything at all.
- I've tried for 10 years to participate in the planning process-meetings, Gallatin Valley 2000 Focus project, attempted to apply for County Planning Board. Told I didn't qualify. Very frustrating.
- Meeting held 250 persons-1000 attended, I couldn't get in.
- Saw a great tool.
- Still feels like it will be hard to develop strong policies when Montana prides itself on lots of independence...no controls.
- Trend analysis
- I'm a real estate appraiser, trend analysis is important to me.
- The three scenarios were confusing to me. I thought we were further ahead than this in our planning. The three scenarios should have been labeled as to who had input in these for example, agriculture people.
- Showed me how much interest there was in County Planning.
- Complexity of the process
- It helped me be more aware of the complexity of this process
- Expanding interest in the planning process/property rights
- Very poor presentation; great tool
- Briefly and was hard to read
- Showed how GIS technology can be used
- Refreshed me on complexity of planning process and public input
- Let me know where and what stage Gallatin County Planning Board stands to progress in addressing growth.
- Made me aware of the positive outcomes of planning.

22. Comments:

- Please don't pay too much of our money for the techie-whiz/bang 3D views. The information available on the GIS overviews is every bit as useful and won't cost as much. The modeling is based on a foundation of one population estimate for 2010, 2020, 2030. The estimate, if greatly wrong, will make long term use of the model impossible. At a minimum, the four scenarios should be run @ ½ and 2X the best population estimated we have. Better yet, a sensitivity analysis around changing population trends would be invaluable. Microsoft drops 5000 people plant on Bozeman, current planning prices will be almost useless.
- Your questionnaire is too myopic. You need to expand your visions of what is possible and how that might be accomplished. See comments above re: how to pay for costs of open space/critical land preservation.
- The presentation did a poor job in all of the above areas “The Planning Department did a poor job in Planning.”
- Excellent first visual presentation. Look forward to follow-ups (if they aren't too costly!) I'd like to see the numbers projection printed out. One only could take a few notes however. Will call or stop by.
- I already understand these issues; wanted to see how behind we are in planning with realization of what's happening. Get views from others to see where we need to go. Need to realize growth already is here and yet to come. There is a need to have more current info on population and desirable location choices of population. Greater need to address transportation, air, water and wildlife-all reasons why people live here.
- I am eager to see the models refined to more accurately reflect the range of citizen concerns. Also, I'm very curious to see how these discussions evolve into policy decisions.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- It helped me understand the current growth trends in Gallatin County a little bit.
- It would have been helpful to see maps of 5, 10, & 15 years ago.
- Subdivisions of only a few (4 or less?) lots should be treated more easily than major developments. Medium developments (10-50) should build a common infrastructure with one well and one septic to allow for later conversion to the city.
- A “no growth” option was not presented or discussed. Although “no growth” may be impossible (I would favor that option), certainly methods for slowing growth should be presented and considered.
- It was different to find the presentation to be useful when the scenarios weren’t complete or correct. It’s tough to make decisions using a “prototype”.
- My concerns are water, wildlife, taxes, roads, and jobs. Your presentation was not reliable on status of 4-Corners, Gallatin Gateway growth patterns. There is a triangle area between Belgrade and Bozeman.
- We would like to see the County Plan incorporate disincentives to moving into Gallatin County.
- Models need to be updated with current data. Need to be able to interact with the models. It was impossible to provide feedback at the meeting--too many people.
- My concern is some zoning control on how ranches (farms) are sold, then developments split all the land up (it seems) anyway they want...really concerned that it will happen here like it has happened so many other places-uncontrolled growth.
- In future questionnaires, please define exactly what you mean by “development”. 2) Your questionnaire seems biased in terms of the ways you want respondents to answer. 3) I do not want to see a greenbelt around cities/towns because future development (50 years from now) will leapfrog over those green belts. Instead, I would like to see parks of all sizes interspersed among new developments. Thank you.
- Thank you for a wonderfully professional, intelligent and enlightening presentation. I have new faith in my County Planning Department.
- Based on current trends, it seems almost too late as current development is already scattered all over. Interesting how the three focus groups were so similar. It’s clear how we’d like it to be--clustered. A true environmentalist lives in town!! Get going--by the time you have this done, the valley will already be lost. Please hurry.
- Increase the underlying densities in the models; show the potential for urban in-fill and re-development to absorb growth.
- Current trends are much different. How will you reconcile the differences--nip it at the bud!
- Consideration should be made to devoting larger amounts of green space as part of the price to the develop land. Establish public transit, e.g., light rail, as a means of making growth within the valley. These models are based on uncontrolled and controlled residential growth. Where are the models of uncontrolled?
- The technology I saw at the meeting was superb. I hope that we can retain it for our future use. I liked scenario “c”. Development bias. It seemed to offer the kind of growth I’m interested in.
- Address roads in the model--there are some “major” secondary roads that are used heavily, the assumption that everyone in the valley makes a “bee-line” to a major arterial is inaccurate. Also, weight areas we know are desirable (triangle area, Springhill, S/SE of Bozeman more heavily).
- The visual aspect of the presentation was great. It took the concept of planning and let us “see” potential results.
- I would like to see a moratorium on building no further up the Bridgers and south of town than a certain height- no more million dollar homes high in the sky, please!
- I felt that the growth model needs to be altered to better illustrate growth with existing development (the slide with black dots) and to make the rule of development with distance constraints more realistic by using the perimeter of Bozeman rather than the center. I do feel that the City of Bozeman could prevent the urban sprawl by making development with or adjacent, to the city easier. In addition, the growth model showed development around Manhattan, Three Forks, Logan, etc. This seems unrealistic. Are there figures that show a percent range of growth with Gallatin County that settles in Bozeman? This should be factored into the models.
- An area of comment that was greatly overlooked: The impact on services in any of the towns next to growth areas. I think the developers should pay the costs, instead of the city taxpayers “footing the bill” for the increased services demanded by growth near the city.
- Good job, the scenario should be tweaked to make them more realistic to Montana. Thanks.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- I think your scenarios do not give adequate weight to the probability of sprawl with one-acre tract subdivision names ??? The rest of the comment is illegible to transcribe
- We need to personalize the growth re: drinking towers, viewsheds, water demand and supply, lawns? Air quality.
- We all see the growth, but how do we quantify the results.
- -increase in tax costs with more homes
- -light industry/economic input
- Where's the county funding going to come from.
- It's a great place to start from, keep it up.
- What is the population threshold before air quality problems occur?
- If Prescott College is an expert on sustainability, what is the number of people who are living in the county without compromising water resources, air quality, and natural resources.
- I firmly believe that available domestic water will be a severe limiting factor in Gallatin County growth. Water needs must be defined for population levels above 100,000 and correlated with available water. Data on availability must be gathered soon!
- Good job! The reality is that excellent planning and thoughtful community input is crucial and desirable, but it all boils down to a vote of two out of three Commissioners.
- Thank you.
- I have two concerns: 1) The primary issue is what happens out in the county (75 miles from town) and not so much micro issues about in and near town problems of growth (open space) and 2) The horse is already largely out of the barn and the technological approach may become to large a focus, especially as it may be based on an existing abnormal base and definitions.
- I didn't find the meeting that rewarding. The graphics were not that clear in promotion of sound planning and the meeting lacked focus. Good Try. Please find a bigger room!
- Loved the visual.
- It seemed there was not enough info on current development in the NASA presentation. I really wanted to make comparisons between current and other possibilities, in order to understand the issue. This wasn't possible given the gaps in data.
- More planning needs to be done in relation to fresh water preservation, waste water treatment and proximity and condition of roads.
- I really appreciated the presentation, but it won't work unless we have cooperation from all governing bodies the way it is now. We prefer development close to towns.
- Formally involve the farm ranch community in this planning process. Identify if there are agricultural districts where the owners wish to farm and ranch and which are economically viable. 2) Resource lands (prime agricultural, wildlife, habitat, etc.) Should be removed from land use before other decisions are made. 3) We need county-wide zoning
- Keep up your good work. Don't fold under pressure like city planning, opps! ☺ Keep the same good promotion level when seeking focus groups. Green space with a focus is so important! I.e. parks trail along rivers, natural areas. Identify and protect critical habitat corridors. #6,9,12- would this \$ go to landowner to offset \$ loss for not developing? Encourage cluster development with larger shared open spaces. Prevent development on fertile land and encourage continued use of this land to prevent weed infestation.
- We also need much larger stream corridors! Can we plan for the type of development? We need to consider different density options. Instead of using the predicted growth of suburban verses urban etc. can we say how much of this growth we want to be suburban verses urban etc.? I believe that we can help prevent urban sprawl if we decided to increase densities within Bozeman for example. I would like to see more concentrated development. We also need to better explain sprawl to everyone. Connectivity of wildlife habitat is very important. And why are we only using four species to determine habitat? Why are they all mammals? Why is the form in non-native species inhabiting areas probably not desirable for development anyway. Look at alternative forms of transportation needs to be emphasized and correlate nicely with concentrated development.
- What are the rights of those who presently have undeveloped, pristine land and it represents one's biggest asset. If this is to remain undeveloped will someone (entity) pay for the value if this land is to remain undeveloped? I am not for development but when it come to dollars and cents, I may have no choice but to go for the biggest dollars.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- Implement additional information for ways presented at the meeting. Also, please note, we actually live on a 10 acre parcel, not 20.
- Not as much creative dialogue at meeting-time; spend trying to understand technology. Good to understand tech. Curious to see new scenario.
- I would like to get and have access to a thorough description of all of the considerations accounting to this process (i.e. clustering around intersections verses reasons not to preserving ag land near ag land verses not doing so, etc.) Like a league of Woman Voters handbook. Maybe a video tape could be mass produced featuring an excellent neutral commentator explaining the issues from different perspectives so that we all could consider our opinions without emotion and distraction of trying to clean information from random comments. The “NASA” presentation was visually interesting, but I found it very unclear as to what it showed and why because of what choices were randomly chosen. A great crowd gathered obviously and a great tool but I need being brought thoroughly up to speed first. However, it’s only now that I know that! Thanks for all your large effort.
- The presentation would have been more effective if: 1) GIS overlays with riparian corridors and habitat locations superimposed 2) break down within the growth areas, i.e., Bozeman, Belgrade, West Yellowstone, areas of open land not currently filled in.
- Basis for model was not explained well and confusing to participants. Info did not show well so it confused people. The 3D model was great but Bridger Canyon is zoned and it would be better to see random growth of 4-Corners verses edge of Bozeman verses planned development.
- Many of the questions were conditional and made it difficult to answer. Answers need to be “depends”
- The survey did not address some of the important issues to be addressed in policy matters – water/wastewater disposal groundwater, traffic, infrastructure costs. It was a good start-but needs more specificity.
- Scenarios need a lot of work to actually portray what is really going on in the valley.
- If development occurs near paved roads, consideration should still be given to maintaining visual corridors and alternating set backs, landscaping, etc. Prefer the look presented in the paper showing a mixture of housing, commercial, etc.
- How are you cooperating with the City government. All the growth scenarios looked similar. There was no relationship with existing conditions and current trends. What was all the gray? Open Space? No development?
- This is a start but the “glitzy” higher-tech can’t possibly get into the many policy issues that must be addressed.
- Excellent presentation, although, more data requested we don’t think the crowd could have processed much more at the first presentation-Good job!
- There needs to be buffers like landscaping between development and roads.
- Mixed use development with creation of neighborhoods is preferable
- Conservation easements should be a consideration in riparian areas.
- Ridge-lines are important, too—“scenic easements.”
- Big challenge-define criteria for “open space” and make it a priority in future development planning. Example: wildlife corridor and sanctuary, parks, trails, and scenic value. Most of the open space we currently enjoy just hasn’t been developed yet. We must have a tangible method by which we can value and preserve open space in the county. The current PUD allotment method is a JOKE and does not address contiguous space or corridors.
- Did not appear that the presenters had done field work. Should have had more data before presenting. Should have focused on the county at large instead of selected areas.
- Do not forget half of your citizens live in Bozeman.
- It’s great to include the various factions and the community as a whole in the process. Please continue to do this as the implications of each choice come clear and the differences are more apparent. Many more rules need to be added to the equation, one of which, is open space.
- It would be interesting to run scenarios with 100 year flood plain setbacks rather than setbacks from wetted perimeters. Run demographics-will the new population be older, school age (costs of care, hospitals, and public schools.)

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- Scenarios need refinement, as mentioned in meeting) e.g. more accurate depiction of actual development, present and projected transportation corridors, water availability and quality. Also, only residential growth is addressed, not business or manufacturing.
- Thanks for the opportunity to participate.
- It was very well done and should help a great deal in the planning process. How the landowners need to see the immense value in planning and even in zoning-if it comes to that. Zoning works!!!!
- The presentation was informative-even if the input data was incomplete. I expected more public input, i.e., more opportunity, more discussion. The ad agency did a great job of publicizing the event. Perhaps next time we can, but in a place with better ventilation and more seating? Will there be next time?
- Thank you for soliciting public comment. You know what needs to happen, zoning. Be bold, get the work done! Listen but do not show preference to the vocal minority who oppose zoning prioritize open space, habitat, non-motorized transportation. Keep with the GIS-the County needs more data-orthophotos, ecological data, air quality, transportation, etc.
- Presentation could address roads/traffic; water availability and quality; waste management
- Professionally done; don't give up; thank you.
- Encourage more dense development. Efficiency and economy of both land and the infrastructures-People don't need 2-20 acres for one house.
- This is absolutely biased to cluster, anti-growth in the County, push to develop next to existing subdivisions. There is no fairness or balance. If you believe it is everyone's desire to grow this way put it on a ballot. Don't just keep puffing your agenda.
- You need to have a larger facility to hold public forums in the future.
- I attempted to attend the 7:00 p.m. show with my husband. It was sold out-so only my husband attended the 2nd showing. Thank you for inviting the public to participate.
- We must do whatever it takes to get city and county working together-“United we stand, divided we fall.”
- Not enough current data for NASA presentation to be accurate-it was difficult to vote on option scenarios.
- I applaud your efforts at allowing the community input on this issue. But I felt the MOR presentation was confusing and not very helpful. Hope you'll try again in a different format-I am vitally interested in assuring that this beautiful valley grows in the best possible fashion.
- Looking forward to future forums to follow the process. It is clear that we cannot continue the current trends.
- Thanks so much for the presentation!
- Provided me insight on how far along the county is on growth management issues. Remember most of us are here because of air, quality, water quality, proximity to wildlife and general quality of living (traffic, crime, housing density etc.) Be sure to emphasize these in all your scenarios.
- The computer models and 3D's were very educational for me-as I am not very familiar with the possibilities from these new things. I thought the computer models were biased in favor of cluster and did not present an honest picture of the present real world. They could be changed to be presenting a more real picture!
- Some type of zoning system or land use permit should be put in place right away (by Jan 2001); before there is no open space left to save. The county has been fooling around with the idea of land use planning for over 20 years and has accomplished nothing. We need something with teeth that can be enforced.
- An urban growth boundary that contains a 20 year supply of land should be drawn around each existing community, and all development should be directed inside these urban growth boundaries. Anyone wishing to develop land outside U.G.B.S. should, with the help of the appropriate governmental body, be enrolled in a process to trade land or development rights with someone inside the U.G.B., or be subject to some other process that directs growth inside the U.G.B.'s.
- Excellent presentation-understandable and informative.
- I liked the plan B (conservation) because it clumped the growth around all the towns in the county. Each town would grow and that would pump up their own economies, instead of everyone commuting to Bozeman and Belgrade from “dying towns” also cause terrible traffic problems.
- I strongly support zoning and we must zone some land to remain undeveloped. That allows for the open and uncluttered views that we all treasure. I am willing to pay taxes to buy and preserve open space.
- Preface the objectives and procedure a bit more at the beginning of public meetings maybe.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- Needed to define much more clearly what the public’s role was to be during this specific meeting and then how we are expected to participate in the future would have cut down on some of the general commentaries which didn’t specifically relate to this topic of mapping growth and policy planning.
- This questionnaire has many poorly worded questions. The range of options on the answers is too limited in some instances.
- Who ever put this together, while made this an attempt at public participation certainly made it difficult to understand. Work with layout and presentation, rewording, it is all too confusing.
- Four corners is ripe for development. Amsterdam and Churchill should remain rural Shouldn’t lump these particular towns together.
- This is a difficult task and almost has to be decided on a case by case basis. A blanket solution will just not work.
- The presentation was vague in offering real life solutions. The scenarios did not show any actual “development” ideas, just where a few people thought development should occur. The preservation and conservation of open space in and around Bozeman seemed an after thought and the issues surrounding the benefits of in-fill and use the existing infrastructure were generally not touched. Perhaps in a future meeting, they will????
- You have to take a long hard look at whatever the end picture will look like, when no more land is available for growth. That will determine how you grow.
- Protect wildlife, vistas, open space, provide parks, trails, green belts in City keep reminding public of what is at stake; let them know the alternatives and have choices.
- An early explanation of the process-what the focus groups were, what would happen with the three “scenarios” in the future would have been helpful. Don’t think voting a preference on three so similar scenarios is helpful.
- I question the validity and relevance of the data used to prepare the scenarios. The presentation was difficult to see and seemed to exclude many important areas of development. The men from NASA are too unfamiliar with our area. With the technology available the presentation could have been more effective and professional.
- We must come up with ways to compensate those who are providing open space for all to enjoy. How about zoning some prime ag land close to town as horseriding and boarding or a nursery or sod farm) That would provide profit, recreation, open space, and keep the land for ag. No dogs allowed in subdivisions near wildlife habitat. Buy Story Hills as a city/county park; Have a tax on new purchases of land to pay for noxious weed survey and treatment plan and education of the new landowners. It is critical that all landowners control their weeds. It has to be a widespread effort. We cannot allow ourselves to be lax or we will lose the battle.
- Ask politicians and Chamber of Commerce to stop inviting out of staters to visit our state. Governor Racicot invitations just clutter the state and encourage uncontrolled growth. Growth is what is ruining our city and state. These solicitors are just as interested in greed at the expense of our way of life in Montana. It is changing way too fast! Thanks for the opportunity to comment.
- I hope taxpayers didn’t pay for all of your ads and your “slick” brochure-it must have cost a fortune! 2 color ink and metallic ink-whew!
- Next time, allow more space for presentation audience. Realize that in Bozeman (as opposed to Willow Creek, for instance) you’re dealing with a huge pro-planning population.
- I would think that members of all groups that wrote the plan you are now revising would be a good source of information. Roger Nerlin and Randy Johnson are the only ones still with the current board.
- I think that the presentation skirted “the policies” necessary to achieve the goals.
- I was quite disappointed in the whole thing. Very fancy graphics with out much content. It sounds like the focus groups were preloaded and not very representatives. You have no feedback to the system and no idea how accurate it is.
- I would like to see folks from the university become more involved. It seems there is a lot of information at MSU that would be useful in the planning process. Several professors have been researching growth etc. for several years. They would understand community change better than NASA people from Arizona
- Thank you Planning Board for providing convenient format for public participation in planning! We (Gallatin County) must closely coordinate with city governments.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- Scenarios A, B, and C showed what it could be/like if we had started this back in the 1800's. Start with a map showing existing structures, then add restrictions of choice and population estimate for the future. Isn't this the question we are trying to answer: "What do we do from here", we already know what the past left us.
- Strongly believe development in this county be slowed considerably before we are packed in like sardines. Building designs for County and City should adhere to design standards as in Pella Iowa. Also, the City and County need the same strict development rules! Contrary to the belief of developers and business people growth is not and does not have to be inevitable.
- I especially agreed with the woman who commented during the 2nd session on 2/21/00 about the need to show current density along with projections, to have a better picture of where structures are and use that to refine rules for models. Also, what if Four Corners, Churchill or Amsterdam incorporate and put in water sewage treatment facilities. This seems a huge factor in projecting growth in these areas.
- Small towns and clusters of development do not have the infrastructures, personnel, or knowledge to deal with sudden growth. Do not encourage development there rather than Bozeman or Belgrade.
- Question #1-will new subdivisions and development include full infrastructures or continue as presently relying upon individual wells and septic and should have sewer and water districts before too late!
- I now live on 10 acres of land in Gallatin City but would not have done. So, if I had known the consequence of this type of growth. I am in favor of zoning and or strict policies that are enforced to guide growth. I liked the technology presentation but thought that the A-B-C alternatives were so similar that they could have been combined.
- Concerned about reliability of model. I need high/low population growth scenarios. 2) Must consider water and other constraints 3) Focus groups seemed to not reflect constituencies-Don't agriculturists want to preserve maximum potential economy return? Don't development interests diverse more dramatically with "conservationists?"
- An interesting session. Hard to hear some of the discussion with the audience. Thank you session.
- It seems to me that all new development should be carefully planned, provide adequate buffering for existing development, and be subject to public review. Infill near city services should be emphasized.
- Some of the wording in the survey question was unclear. "Adjacent to other subdivisions and development" (where?). Also, I wouldn't be willing to give one cent directly to property owners and developers and speculators, but I would give generously to land purchasing—easement fund.
- We were turned away due to lack of space.
- I am concerned as cities grow we will not be able to infill due to development pattern. This affects cost of services. I think view shed is important—witness the diameter (?) per line. I do not think we can stop development. We must grow intelligently.
- We need closure on public preference and must move rapidly toward implementation. We know now what people want; let's do it and provide incentives, regulations, and compensation to those affected to do so.
- I was hoping that you were going to have computer generated models that would show us more on the ground views of alternatives A, B, C, of the current projection. Having such models and pictures that would give people a better feel for what density, traffic, services, ag and wildlife needs, recreation, etc. Would be like, would have been an effective way to get a better informed response to which alternatives residents support appreciated the civility of this event, and hope that future meetings will also be civil and respectful. Thank you.
- How to get people excited about making a difference individually in the planning process. Comments I heard were "the best time to get involved is later" (!) "My being there will make no difference" How do we make people feel empowered? That you're listening?
- I live between Belgrade and Manhattan on 76 acres. Subdivisions are creeping up from the South (River Rock) Our neighbors have leased out their land. They no longer are a source for equipment or contract work. We are the "big operator" in the neighborhood. We fear that our ability to farm will be compromised by further subdivision (especially 1 acre-2 acre lots) in our area, liability problems, irrigation water problems, neighbor complaints about farm practices, etc.
- I believe in urban/quality housing-preserving privacy and natural lines of land. Cluster development/shared open space, etc.. I think, one way to go.
- I would love to volunteer/participate in planning department, etc. Just let me know.

f:\plng\plngbd\growthpolicy2000\feedbackformcomments221.doc

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

4.9 OPEN HOUSES (March 2001).

Feedback on Draft Growth Policy March 26, 2001

Introduction

The attached data represents feedback from citizens about the Gallatin County Planning Board’s draft Growth Policy. Three open houses were held in March, 2001 in order to distribute information about the draft and gather feedback from citizens.

Open houses.

Planning Department staff estimates that about **400** people attended Growth Policy open houses.

178	Participants signed in 3/5/01 at Valley Ice Garden.
83	Participants signed in 3/6/01 at Belgrade Peace Lutheran Church.
48	Participants signed in 3/7/01 at Three Forks Public School.
<u>309</u>	Total participants signed in.

Feedback forms.

About 400 feedback forms were distributed at the open houses and to citizens who requested them from the Planning Department. The forms contained 38 “multiple choice” questions (numbers 1-34 and 36-39) and three “open-ended” questions (numbers 35, 40 and 41). A total of **220** forms were returned through 3/23/01.

The attached compilation of data from the feedback forms includes:

- **Charts** which tabulate responses to “multiple choice” questions.*
- **Summaries of additional comments** which supplement responses to “multiple choice” questions and reflect responses that included more than one “multiple choice” answer.**
- **Summaries of responses** to “open-ended” questions.**

In addition to feedback forms, several citizens and interest groups submitted letters to the Planning Board. Comments from such letters are not included in this report.

* Each chart includes a category for “no response.” This category tallies the number of forms on which no response was indicated and the number of forms on which “improper” (i.e., multiple) responses were indicated. “Improper” responses are reflected in the summaries of additional comments.

** Summaries reflect themes that appeared in at least three separate comments/responses. A compilation of all comments/responses is available for review in the Planning Department.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

Highlights of responses in feedback forms.

- In general, there did not appear to be a consensus on G-CAP’s ability to accomplish open space goals while compensating landowners (see question 36).
- In the “open-ended” questions, the most often-repeated theme was that G-CAP could have negative effects on landowners’ property values and on the affordability of homes and land (see question 40).
- The most often-stated idea for a better way to accomplish the goals was county-wide zoning (see question 41). (Zoning also received favorable responses in questions 9, 15 and 24.)
- Other issues for which a strong consensus appeared included protection of wildlife corridors (questions 5 and 35), regulation of billboards (question 8), education about and preservation of agricultural lands (questions 11 and 12), erosion control (question 14), dedication of rights-of-way in new developments (question 25) and restriction of building in floodplain areas (question 30).

Contents

Topic	Question	Attached data	Page
Air	1	Chart	1
	2	Chart	1
	3	Chart	1
Water	4	Chart	1
		Summary of additional comments	2
Habitat	5	Chart	3
		Summary of additional comments	4
Scenic	6	Chart	3
	7	Chart	3
	8	Chart	3
	9	Chart	5
Historic	10	Chart	5
Agriculture	11	Chart	5
	12	Chart	5
Open Space	13	Chart	6
Soils	14	Chart	6
	15	Chart	6
Residential	16	Chart	6
	17	Chart	7
	18	Chart	7

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

Commercial	19	Chart	7
	20	Chart Summary of additional comments	7 8
Industrial	21	Chart Summary of additional comments	9 10
	22	Chart	9
	23	Chart Summary of additional comments	9 10
	24	Chart	9
Transportation	25	Chart Summary of additional comments	11 12
	26	Chart Summary of additional comments	11 12
Services	27	Chart Summary of additional comments	11 12
	28	Chart Summary of additional comments	11 12
	29	Chart Summary of additional comments	13 14
Hazards	30	Chart	13
	31	Chart	13
	32	Chart	13
Implementation	33	Chart Summary of additional comments	15 16
	34	Chart Summary of additional comments	15 16
	35	Summary of responses	19
G-CAP	36	Chart Summary of additional comments	17 18
	37	Chart Summary of additional comments	17 18
	38	Chart Summary of additional comments	17 18
	39	Chart Summary of additional comments	17 18
	40	Summary of responses	19
	41	Summary of responses	19

F:\PLNG\Open Houses 0301\Feedback\fdbk.doc

4.9a [OPEN HOUSES \(March 2001\) part 2.](#)

F:\PLNG\CNTYPLN\rd citizen involvement.doc